

Your local property experts



44 Birch Lane, Rugeley, WS15 1EJ

Offers In The Region Of £250,000



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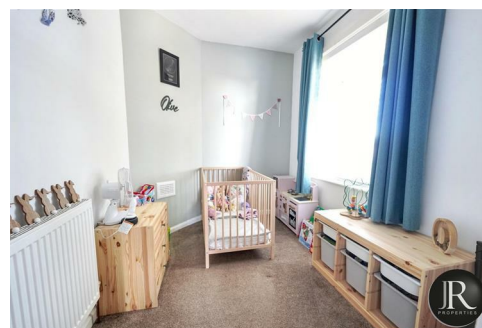
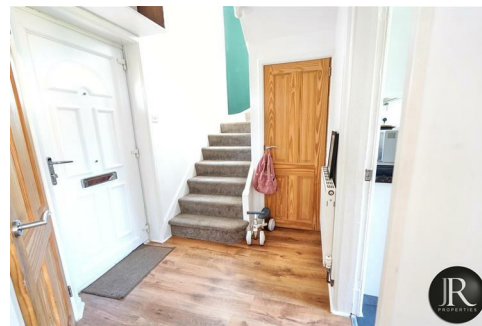
JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

**** GENEROUS GARDEN **** JR Properties are pleased to offer For Sale this well presented three bedroom semi detached family home situated in a popular residential location and offers an impressive good sized rear garden and further potential for expansion.

The accommodation briefly consists of entrance hall, family lounge, fitted kitchen/diner, three good sized bedrooms, a loft room offering scope for further bedroom subject to planning & fitted family bathroom.

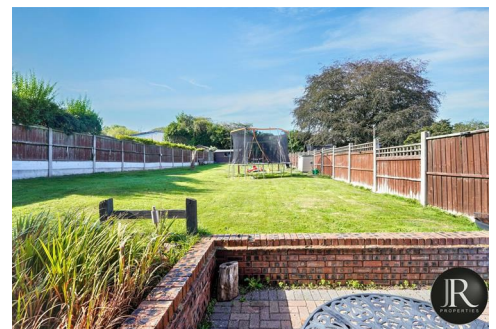
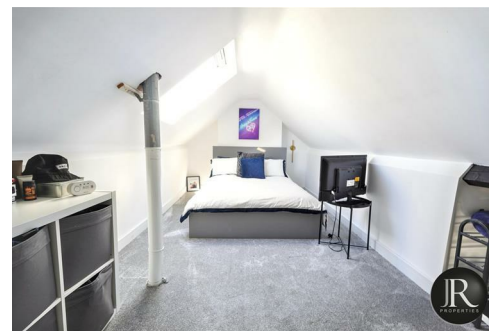
Externally, the property sits on a elevated extensive plot which sits well back from the road with ample off road parking and a large rear garden. There is a generous sized outbuilding currently split into two; this again offers huge potential for conversion or extension subject to planning.

Early viewing is recommended.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	85
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(91-91) A		
(89-90) B		
(85-88) C		
(75-84) D		
(59-74) E		
(41-58) F		
(11-40) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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